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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 23rd September, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/350 of 2025/UDUHD/TPS/e-file/18/2024/0349/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/105 of 1996/TPS-2090-1723-93-L, dated 25.06.1996 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 4 (Jamnagar- Dhunvav) (hereinafter referred to as "the said Draft Scheme") submitted by the Jamnagar Area Development Authority;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, thereafter the area of said draft scheme was included within the jurisdiction of Jamnagar Municipal Corporation (hereinafter referred to as "the said Authority");

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 4 (Jamnagar- Dhunvav) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby:-

(a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in Case No. 8 in remarks column of redistribution statement.

2. The condition "માલિકી તથા અન્ય હક્કો શહેરી જમીન ટોચ મર્યાદા ધારાને આધિન રહેશે" is deleted from all cases in remarks column of redistribution statement.

3. The condition "મૂળખંડની જમીનમાં જે હક્ક અને હિસ્સો છે તે પ્રમાણે અંતિમખંડની જમીનમાં હક્ક હિસ્સાનું પ્રમાણ રહેશે" is deleted in Case No. 23 in remarks column of redistribution statement.

4. The area, boundary and purpose of the Final Plots shown in column no.2 and its area shown in column no. 3, are modified as shown in column no.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	23/1	14057	23	21602
2.	23/2	7545	Deleted	
3.	૧/એ જાહેર હેતુ (સોશિયલ ઈન્ફ્રા.)	27812	૧/એ (સોશિયલ ઈન્ફ્રાસ્ટ્રકચર)	27812
4.	૨૮/એ (એસ.ઈ.ડબલ્યુ.એસ.એચ.)	8695	૨૮/એ (અર્બન ફોરેસ્ટ)	8695
5.	૨૯/એ (સોશિયલ ઈન્ફ્રા.)	2853	૨૯/ એ (અર્બન ફોરેસ્ટ)	2853
6.	૨૯/બી (એસ.ઈ.ડબલ્યુ.એસ.એચ.)	25808	૨૯/બી (રહેણાક હેતુ વેચાણ માટે)	25808
7.	૩૦/ડી (એસ.ઈ.ડબલ્યુ.એસ.એચ.)	8100	૩૦/ડી (સોશિયલ ઈન્ફ્રાસ્ટ્રકચર)	8100

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.09.29 08:37:49 +05:30
Reason: Validate Document
Location: Government Central Press, Gandhinagar